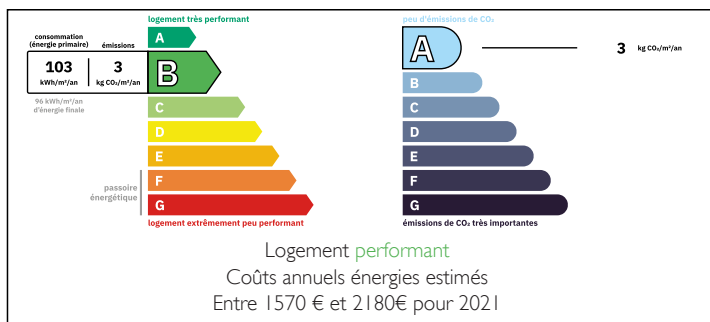


Luxury Country House, mill & lake. 8 beds. 9 bathrooms. 3 lounges & 3 kitchens. Potential B&B / gîte business.



ENERGY - DPE



INFORMATION

Town:	Vannes
Department:	Morbihan
Bed:	8
Bath:	7
Floor:	277 m²
Plot Size:	8946 m²

IN BRIEF

A prestigious country estate, now a family home, also the ideal venue for a commercial venture.

Just 15kms from Vannes and the Gulf of Morbihan, this impressive property boasts a 19th century flour mill and cider press. A hectare of land is bordered by woodland. The interiors are of an equally high standard in a style befitting their exquisite setting.

MAIN RESIDENCE (ON LEFT)

GROUND FLOOR

Entrance hall 10 m²

Lounge / dining / reception room with overhead mezzanine & underfloor heating 50 m²

WC with hand basin 2.3 m²

Boiler room 5.5 m²

Kitchen equipped to a professional standard in stainless steel 12 m²

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

FULL DESCRIPTION

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LOCAL TAXES

Taxe foncière: 1596 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

FIRST FLOOR

Bedroom 1 with ensuite shower room comprising shower cubicle, sink & WC 14 m²

Bedroom 2 with ensuite shower room comprising shower, sink & vanity unit & WC 11.5 m²

Large mezzanine overlooking the reception room below currently acting as a lounge area 28 m²

SECOND FLOOR – SELF-CONTAINED STUDIO APARTMENT 18 m²

Open plan double bedroom

Open plan kitchenette

WC & hand basin

Shower

Storage area

ADJOINING HOUSE accessible via an internal door

GROUND FLOOR

Sitting-dining room with woodburner. This room has 2 glass panelled doors which open onto a raised, enclosed wooden decking area. 22 m²

Overlooking open plan, fully equipped kitchen

Utility room with door leading out to the rear of the property where there is a private area 4 m²

Bedroom 4 11 m²

Shower room (servicing bedroom 4) with shower, WC, sink & vanity unit & heated towel rail 6 m²

Bedroom 5 10 m²

Ensuite bathroom with both bathtub & separate shower, WC, sink & vanity unit 6m²

FIRST FLOOR

Corridor with under eave storage

Bedroom 6 with ensuite shower room & WC 12 m²

Bedroom 7 with recessed, arched window 11 m²

Bedroom 8 9,5 m²

Family bathroom comprising bathtub, separate shower, WC, hand basin & heated towel rail 4,4 m²